



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Wednesday, 15 September 2010

(Please note that the hearing will take place on the third Wednesday of this month, in consideration of those observing Rosh Hashanah, which falls on the commission's usual hearing day.)

TIME: 4:30 P.M. VIOLATIONS HEARING
5:00 P.M. DESIGN REVIEW HEARING
PLACE: Room 900 (BRA Board Room), ninth floor, Boston City Hall

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated below. Sign language interpreters are available upon request.

COMMISSION SITE VISITS ARE RECOMMENDED FOR ALL APPLICATIONS

4:30 P.M. VIOLATIONS HEARING

5:00 P.M. DESIGN REVIEW HEARING

I. Commercial Applications, Continued: (None)

II. Commercial Applications, New:

Application 11.200 245 Newbury Street

Applicant: Kim Pham (tenant): Install projecting & belt signs

5:15 P.M.

Application 11.201 431 Boylston Street

Applicant: Au Bon Pain (tenant): Replace awnings/signage, table umbrellas, etc.; install new projecting sign

5:30 P.M.

Application 11.202 93 Massachusetts Avenue (also known as 407 Newbury Street)

Applicant: Kingston Realty Trust (owners): Demolish annex at Newbury Street elevation, construct 4-story addition, etc.

6:00 P.M.

Application 11.203 579 Boylston Street

Applicant: Boston Bikes (transportation initiative): Install specialty bicycle rack in lieu of previously approved standard rack

III. Residential Applications, Continued: (None)

IV. Residential Applications, New:

6:15 P.M.

Application 11.204 262-264 Beacon Street

Applicant: Boston Bikes (transportation initiative): Install bicycle rack previously approved for commercial district

6:30 P.M.

Application 11.205 151 Commonwealth Avenue

Applicant: Boston Bikes (transportation initiative): Install bicycle rack previously approved for commercial district

6:45 P.M.

Application 11.207 20 Gloucester Street

Applicant: Greg Kimball (owner): Construct roof deck, access hatch

7:00 P.M.

Application 11.221 81 Marlborough Street

Applicant: Frank and Eugenia Teresa Libby (owners): Construct roof deck, headhouse

IV. Residential Applications, New (continued):

7:15 P.M.

Application 11.208 297 Marlborough Street

Applicant: Richard Leaf (architect): Construct roof deck, replace headhouse; remove masonry paint, exterior fire egress; replace front & rear fences, rear-yard pavers, etc.

V. **Administrative Review / Approval:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval:*

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE that no further correspondence will be issued for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult the staff at the telephone number above, or at william.young@cityofboston.gov. Thank you.

Application 11.209	<u>136-138 Beacon Street:</u> Rebuild failed garden wall, reusing original components
Application 11.210	<u>188 Beacon Street:</u> Replace 3 units of window sash
Application 11.162	<u>197-199 Beacon Street:</u> Replace mansard slates, copper gutters, downspouts, flat roofing mat'ls, skylights
Application 11.156	<u>237-239 Beacon Street:</u> Replace 8 units of window sash; rebuild chimney, replace metal flue extensions with terra cotta chimney pots
Application 11.211	<u>281 Beacon Street:</u> Replace 3 units of window sash
Application 11.117	<u>274 Beacon Street:</u> Install 8 units of storm windows
Application 11.212	<u>329 Beacon Street:</u> Install vents above rear door within masonry opening
Application 11.129	<u>389 Beacon Street:</u> Replace 2 units of window sash
Application 11.159	<u>512 Beacon Street:</u> Repair cast-stone masonry
Application 11.213	<u>231 Berkeley Street:</u> Install signage
Application 11.214	<u>645 Boylston Street:</u> Repair masonry; restore stained-glass windows, etc.
Application 11.215	<u>745 Boylston Street:</u> Install signage, consistent with building's master sign plan
Application 11.216	<u>42 Commonwealth Avenue:</u> Modify rear garden walls, paving details
Application 11.217	<u>171 Commonwealth Avenue:</u> Replace copper roofing, repoint masonry
Application 11.218	<u>290 Commonwealth Avenue:</u> Repoint masonry
Application 11.206	<u>297 Commonwealth Avenue:</u> Replace window sash, garage door, rooftop mechanical equip't, etc.
Application 11.219	<u>416 Commonwealth Avenue:</u> Replace one pair French doors
Application 11.220	<u>67 Marlborough Street:</u> Repoint masonry, repair roofing, replace flashing materials
Application 11.222	<u>88 Marlborough Street:</u> Replace rear-yard asphalt with brick pavers
Application 11.146	<u>109 Marlborough Street:</u> Replace mansard slates, gutters/downspouts; repaint dormer trim, etc.
Application 11.223	<u>189 Marlborough Street:</u> Repoint masonry
Application 11.224	<u>237 Marlborough Street:</u> Clean masonry, repaint dormer trim, etc.
Application 11.225	<u>393 Marlborough Street:</u> Repoint masonry, repair step cracking
Application 11.154	<u>416 Marlborough Street:</u> Repair fourth- & sixth-floor balconies
Application 11.226	<u>168 Newbury Street:</u> Install signage
Application 11.227	<u>182 Newbury Street:</u> Replace signage to reflect updated corporate identity
Application 11.228	<u>217 Newbury Street:</u> Install projecting sign, replace bracket
Application 11.229	<u>253 Newbury Street:</u> Replace signage
Application 11.128	<u>297 Newbury Street:</u> Install window signage

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PROJECTED ADJOURNMENT: 7:30 P.M.

DATE POSTED: 27 August 2010

(After 5:30 P.M., enter City Hall through Dock Square entrance on Congress Street [across from Faneuil Hall].)

Back Bay Architectural Commission

Anthony Casendino (Chair), Kathleen Connor (Vice-Chair);

John Christiansen, Patti Quinn, Patrick Sarkis, Kenneth Tutunjian, Alfred Wojciechowski, Two vacancies;

Alternates: Penny Cherubino, Iphigenia Demetriades, Jane R. Moss, Susan-lee da Silva, Sharon Steinberg

cc: Applicants/Property Owners
City Clerk
Law Department

Mayor
Office for Persons with Disabilities
Architectural Access Board

Commissioners
Boston Courant; Back Bay Sun
Abutters (design review; from most recent tax lists)